

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

June 9, 2017

Ms. Joanne Creedon
1 Hartfield Boulevard, Ste 310
East Windsor, CT 06088

SUBJECT: 43 Lasalle Road- SUP #1305

Dear Ms. Creedon:

At its regular meeting of June 5, 2017, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following items:

43 Lasalle Road- Application (SUP #1305) of Ladden Restaurant Concepts, d.b.a. Noble & Company, on behalf of Lexham Street Retail, LLC, Record Owner, requesting Special Use Permit approval for a sixteen (16) seat outdoor dining area at Noble & Co. Restaurant. The outdoor dining area includes retractable awnings and outdoor speakers. (Submitted for TPZ receipt on May 1, 2017. Required public hearing scheduled for June 5, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Binkhorst) (Binkhorst seated for Maresca) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400
www.westhartford.org

An Equal Opportunity/Affirmative Action Employer

ITEM NO. 20
FILE NO. 780

RECEIVED

JUN - 9 2017

TOWN COUNCIL OFFICE
West Hartford, CT

2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by June 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **June 26, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C Ronald Van Winkle, Town Manager
Patrick Alair, Corporation Counsel
Kimberly Boneham, Deputy Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Development
Todd Dumais, Town Planner
Duane Martin, Town Engineer
Kristen Gorski, Economic Development Specialist

U:\Shared Documents\TPZ\Decision Letters\2017\43 Lasalle (Noble)_SUP 1305_June 5_Approval

**TOWN PLAN AND ZONING
COMMISSION**

CERTIFIED MAIL

June 9, 2017

Ryan Knowles
480 Pleasant Street, Suite 220B
Watertown, MA 02472

RECEIVED

JUN - 9 2017

**TOWN COUNCIL OFFICE
West Hartford, CT**

SUBJECT: 61 Raymond Road- SUP #1307

Dear Mr. Knowles:

At its regular meeting of June 5, 2017, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following items:

61 Raymond Road- Application (SUP #1307) of Ray Weaver, on behalf of SOF-IX Blueback Square, LP, Record Owner, requesting Special Use Permit approval to open an indoor amusement facility that fosters communication, leadership, and problem solving skills in a group setting. (Submitted for TPZ receipt on May 1, 2017. Required public hearing scheduled for June 5, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Binkhorst) (Binkhorst seated for Maresca) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400
www.westhartford.org

An Equal Opportunity/Affirmative Action Employer

2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by June 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **June 26, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C Ronald Van Winkle, Town Manager
Patrick Alair, Corporation Counsel
Kimberly Bonetiam, Deputy Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Development
Todd Dumais, Town Planner
Duane Martin, Town Engineer
Kristen Gorski, Economic Development Specialist

U:\Shared Documents\TPZ\Decision Letters\2017\61 Raymond_SUP 1307_June 5_Approval

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

June 9, 2017

Ms. Hilary Donald
L'ARC Architects
91 South Main Street
West Hartford, CT 06107

RECEIVED

JUN - 9 2017

TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 23 Lasalle Road- SUP #1304

Dear Ms. Donald:

At its regular meeting of June 5, 2017, the West Hartford Town Plan and Zoning Commission gave consideration to the following items:

23 Lasalle Road- Application (SUP #1304) of the Howard L Gelin Trust, Record Owner, seeking Special Use Permit approval for a four (4) seat outdoor dining area at Murasaki Japanese Restaurant. The proposed outdoor dining area will be covered by a retractable awning. (Submitted for TPZ receipt on May 1, 2017. Required public hearing scheduled for June 5, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Binkhorst) (Binkhorst seated for Maresca) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400
www.westhartford.org

An Equal Opportunity/Affirmative Action Employer

2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by June 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **June 26, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
Patrick Alair, Corporation Counsel
Kimberly Boneham, Deputy Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Development
Todd Dumais, Town Planner
Duane Martin, Town Engineer
Kristen Gorski, Economic Development Specialist

U:\Shared Documents\TPZ\Decision Letters\2017\23 Lasalle (Murasaki)_SUP 1304_June 5_Approved

**TOWN PLAN AND ZONING
COMMISSION**

CERTIFIED MAIL

June 9, 2017

Mr. Bret Bowin
25 Westborough Drive
West Hartford, CT 06107

RECEIVED

JUN - 9 2017

**TOWN COUNCIL OFFICE
West Hartford, CT**

SUBJECT: 2600 Albany Avenue- SUP #1308

Dear Mr. Bowin:

At its regular meeting of June 5, 2017, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following items:

2600 Albany Avenue (AKA 2620 Albany Avenue) - Application (SUP #1308) of Moscarillo's of West Hartford on behalf of MRE Realty, Inc., Record Owner, requesting Special Use Permit approval to allow for the expansion of greenhouse facilities on site, including the replacement of the existing greenhouse; the removal of the north greenhouse; and modifications to site landscaping and parking facilities. (Submitted for TPZ receipt on May 1, 2017. Required public hearing scheduled for June 5, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Ahern) (Gillette seated for Maresca) to **APPROVE** this application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. Use of the paved area for vehicular use / access along the eastern elevation of the new greenhouse is prohibited



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400
www.westhartford.org

An Equal Opportunity/Affirmative Action Employer

3. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by June 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **June 26, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/TWWA

C: Ronald Van Winkle, Town Manager
Patrick Alair, Corporation Counsel
Kimberly Boneham, Deputy Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Development
Todd Dumais, Town Planner
Duane Martin, Town Engineer
Kristen Gorski, Economic Development Specialist

U:\Shared Documents\TPZ\Decision Letters\2017\2600 Albany Ave_SUP 1308_June 5_Approved

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

June 9, 2017

Cooney, Scully and Dowling
ATTN: Attorney Karen Casey
10 Columbus Boulevard
Hartford, CT 06106

RECEIVED

JUN - 9 2017

TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 207 Bloomfield Avenue- SUP #1306

Dear Attorney Casey:

At its regular meeting of June 5, 2017, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following items:

207 Bloomfield Avenue- Application (SUP #1306) of the Hartford Roman Catholic Diocesan Corporation on behalf of the University of Hartford, Record Owner, seeking Special Use Permit approval for a Catholic Campus Ministry Center. The Center would include offices for the campus minister and campus chaplain, a small chapel, a dining area and study rooms available to students, faculty and staff from the University. (Submitted for TPZ receipt on May 1, 2017. Required public hearing scheduled for June 5, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Gillette, Second/Ahern) (Binkhorst seated for Maresca) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400
www.westhartford.org

An Equal Opportunity/Affirmative Action Employer

2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by June 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **June 26, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C Ronald Van Winkle, Town Manager
Patrick Alair, Corporation Counsel
Kimberly Boneham, Deputy Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Development
Todd Dumais, Town Planner
Duane Martin, Town Engineer
Kristen Gorski, Economic Development Specialist

U:\Shared Documents\TPZ\Decision Letters\2017\207 Bloomfield_SUP 1306_June 5_Approved

TOWN PLAN AND ZONING
COMMISSION

RECEIVED

JUN - 9 2017

INTEROFFICE MAIL

June 9, 2017

TOWN COUNCIL OFFICE
West Hartford, CT

Ms. Helen Rubino-Turco
Director of Leisure Services, Town of West Hartford
50 South Main Street
West Hartford, CT 06107

SUBJECT: 289 South Main Street- SUP #1272-LB-17

Dear Ms. Rubino-Turco:

At its regular meeting of June 5, 2017, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

289 South Main Street- Application (SUP #1272-LB-17) of the Town of West Hartford, Record Owner, requesting TPZ review of compliance with the conditions of SUP #1272 approved on June 1, 2015 to allow the sale of beer and mixed drinks from the existing outdoor deck, the existing snack shack, and the mobile refreshment cart at Rockledge Golf Club. (Submitted for TPZ receipt on May 1, 2017. Required public hearing scheduled for June 5, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (Motion/Prestage; Second/Ahern) (Gillette seated for Maresca) to determine that the Special Use Permit did not require additional conditions of approval.

You should now contact the Planning Staff to discuss the submission requirements for your plans. Planning staff will be happy to assist you in completing these requirements. Please note that the TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **June 26, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
Patrick Alair, Corporation Counsel
Kimberly Boncham, Deputy Corporation Counsel
Essie Labrot, Town Clerk

Mark McGovern, Director of Community Development
Todd Dumais, Town Planner
Kristen Gorski, Economic Development Specialist
Subject File



TOWN OF WEST HARTFORD

ed Documents\TPZ\Decision Letters\2017\289 South Main (Rockledge) SUP 1272-LB-17 June 5 Approved
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400
www.westhartford.org

An Equal Opportunity/Affirmative Action Employer